LOT 318
HERON ISLES #2 PB 7/218

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

37-3N-28-0740-0318-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

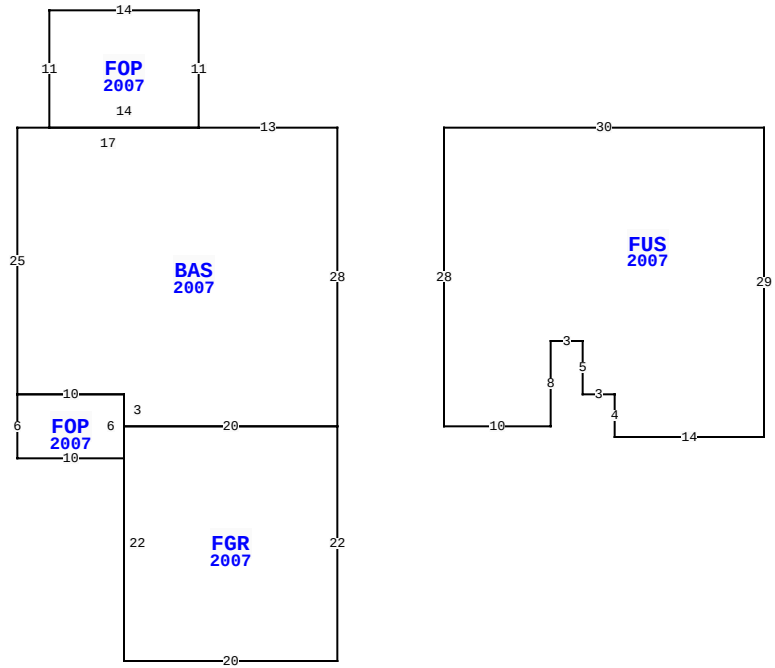
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	2007	810	85,810
FGR	440	55	2007	242	25,637
FOP	60	30	2007	18	1,907
FOP	154	30	2007	46	4,873
FUS	821	100	2007	821	86,975
TOTALS	2,285			1,937	205,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	115.1451	115.15	223,046	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1631 HX Base Yr



96331 STARFISH DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	205,202
TOTAL MARKET OB/XF VALUE	3,936
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	274,138
SOH/AGL Deduction	0
ASSESSED VALUE	274,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,138
TOTAL JUST VALUE	274,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19398	CO ISSUED	0	02/01/2007
E18769	NEW CONSTR	2,000	02/01/2007
M12703	H/AC	0	02/01/2007
R10051	REPAIR/RRF	5,000	02/01/2007
B19398	NEW CONSTR	147,642	02/01/2007
P12070	NEW CONSTR	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2738/580	9/12/2024	WD	Q	I	01	283,000
GRANTOR: CRICKS ISAIAH &						
GRANTEE: YAMASA CO LTD						
2400/0114	10/13/2020	WD	Q	I	01	185,000
GRANTOR: PLICKA WILLIAM E JR &						
GRANTEE: CRICKS ISAIAH & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 FOP=[YR=2007] N11 W14 S11 E14$W17 S25 FOP=[YR=2007] S6 E10 N6 W10$E10S3 FGR=[YR=2007] S22 E20 N22 W20$E20N28$ PTR=E10 FUS=[YR=2007] S28 E10 N8E3S5E3 S4 E14N29W30$ W10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	37	16	592.00	SF	6.50	6.50	100	2007	2007	3	87	3,348	
2	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	2007	2007	3	87	588	

LAND DESCRIPTION

TOTAL OB/XF 3,936

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS